

Technical Memorandum



To	Caleb Jackson, Apollo Fabrications	From	Justin Smith, Cardno
CC	None	Date	13 April 2021
Project	2-20 Telegraph Road, Young		
Subject	Utility Servicing feasibility memorandum – Revision 0		

Introduction

The purpose of this memorandum is to advise on the feasibility for utility servicing the proposed development extension for the industrial site at Apollo Fabrications located at 2-20 Telegraph Road, Young. Extensions of the existing facility will result in minor additional demand on the existing utility infrastructure in the area.

Limits of this memorandum

This memorandum has been developed using information on Dial Before You Dig (DBYD) searches. No site visits, investigations or discussions with service providers have been completed. Specifically regarding the water, sewer and electrical servicing, note the below:

1. Water and Sewer – Hilltops Council owns the water and sewer infrastructure in the area. None of their infrastructure shows on DBYD searches. Cardno contacted Council regarding this on 12/04/2021 and it was advised the network information could not be shared, but Council will undertake a review of the impact of the development on their services when the planning submission for the development is provided to Council
2. Electrical – Delta Star Designs completed a design for new electrical infrastructure to service the development, refer to essential energy certified drawings dated 18/05/2020. For the purposes of this memorandum, it is assumed this design has been completed to service the proposed development extension adequately.

Utilities

See below Table 1 for a summary of the utilities in the area and feasibility of connection:

Table 1 Utility Connection summary

Utility	Owner	Existing Infrastructure	Comments
Telecommunications	Telstra	Communications infrastructure on the Essential energy poles fronting the site on Telegraph Road	Replacement of the Telstra cable on the pole, or an additional cable may be required depending on bandwidth increase of the site. The underground Telstra main distribution network is located at the intersection of Whiteman and Telegraph road. The upgrade of the network may only be required to this intersection, which is approximately 50m.
Gas	Jemena	50mm Nylon Medium Pressure gas main running along Telegraph Road	It is unknown whether the existing development is serviced by this gas main, however if a gas service is required it could be arranged by contacting Jemena to determine demand needs.
Electricity	Essential Energy	Refer to design drawing complete by Delta Start Designs dated 18/05/2020	Electrical analysis completed by others as per design drawing
Water & Sewer	Hilltops Council	Unknown	Council to review upon submission of planning report (See note 1 under "Limits of this Memorandum")

Summary

In summary the proposed development extension appears to have existing telecommunications, gas and electrical infrastructure along Telegraph road fronting the property. An upgrade to the Telstra telecommunications network may be required depending on the bandwidth increase of the development. The location of the Water and Sewer networks is unknown due to Hilltop Council not able to disclose this information, Hilltop council will undertake a review of the site further once the planning submission has been completed.

Next steps for utility servicing is to contact all utility authorities to verify connection locations once more details of the proposed development loading increases is known.

The following information is enclosed with this memorandum:

1. DBYD responses
2. Delta Star Designs Essential Energy design
3. Proposed development drawings